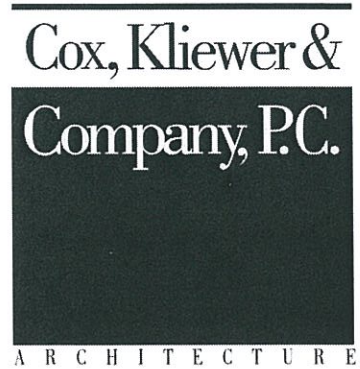


October 31, 2012

Board of Architectural Review
Town of Purcellville, Virginia
130 E. Main Street
Purcellville, VA 20132

**Re: Catoctin Creek Apartments
Basis of Architectural Styling**



To The Members of the Board:

It is our pleasure to design the Catoctin Creek Apartments, a new construction community to be located on Hirst Road. The design inspiration for the look of the community is taken directly from many of the significant buildings in the downtown area, as well as the train station and emergency services building.

Each of the buildings will feature hipped roof forms with a mixture of brick masonry, vertical board & batten siding, and white trim & detailing whose color palette will be compatible with the aforementioned surrounding structures. We have further taken great care to provide as much variety on the exterior elevations as possible by creating offsets in the floor plans and varying the placement of the exterior finish materials. The result is a series of buildings that offer great interest in their appearance.

Given the variety of window types in town, we have also developed two versions of the double-hung glazing style for the apartment buildings, and would like your input in the final selection. Both styles feature a single-light lower sash. One option includes a six-light Colonial layout for the upper sash, the other a three-light Victorian layout. We have selected the Victorian style for the Club House, feeling that it is the centerpiece element of the overall design, and should respond to the train station and emergency services building. But we feel that the apartment building glazing need not necessarily match, but still be compatible.

The community will also be Earthcraft Certified, evidence of its green nature and energy usage.

We believe that the above care in design development results in a community that fits beautifully into the visual fabric of Purcellville, and will complement the style of the architecture that is already there.

Yours Sincerely,

COX, KLIEWER & COMPANY, P.C.

L. W. Kliewer, Jr.
Principal



CERTIFICATE OF DESIGN APPROVAL

130 E. Main St, Purcellville, VA 20132
Phone: 540-338-2304 Fax: 540-338-7460

CDA # _____

Please fill out all information in order to ensure the scheduling of your agenda item
MCPI#452-25-4468

Street Address of Property: To be determined Parcel #: Tax Map 36, Parcel 19A
Owner Name: Branko Stupar, Trustee c/o Meghan Rixey
Business Name: S.L. Nusbaum Realty Company
Authorized Agent (if applicable): Mark Nelis (zoning counsel) & Lawrence Kliever, Jr (Arch)
Mailing Address: 196 N. 21st Street Purcellville VA 230132 / 2533 Va. Beach Blvd Va Beach VA 23452
Daytime Telephone Number (s): (540) 338-3702 / (757) 431-0033

Project Description

☒ New construction ☐ Addition ☐ Alteration ☐ Accessory Structure ☐ Demolition ☐ Sign
☐ Repainting ☐ Minor Landscaping Structure ☐ CDA Amendment ☐ Other: _____

SIGNS ONLY*: (attached required information for each proposed sign)

☐ Master Sign Plan (please attach details for all proposed sign types) Sign Permit #: _____
☐ Individual Sign: ☐ Freestanding ☐ Projecting ☐ Wall ☐ Window ☐ Awning ☐ Canopy
Sign Area: _____ sq. ft. Material: _____ Location of Sign: _____

Contractor: _____
Address: _____ Phone: _____

Written Description Attach additional sheet, if necessary: Describe clearly and in detail the nature of the project,
including exact dimensions for materials to be used (e.g., width of siding, windows and window trim, etc.)
see attached.

Acknowledgement of Responsibility

I understand that all CDA application materials must be complete and must be submitted fourteen (14) days before the BAR meeting date and that I or an authorized representative must be present at the meeting; otherwise consideration will be deferred to the following meeting. I agree to comply with the conditions of this certificate and all other applicable Town regulations and to pursue this project in strict conformance with the plans approved by the BAR. I also understand that the BAR or Town Staff may need to perform an inspection of my property as it relates to this application. I understand that no changes are permitted without prior approval of the Town, and that failure to follow approved plans is a violation of the Purcellville Town Code and Zoning Ordinance.

Signature of Owner or Authorized Agent: [Signature]
Printed name: Harold W. Shate

See reverse side of this form for required submission materials. Applications will not be accepted for scheduling without all required materials. The submission deadline for complete applications is fourteen days prior to the meeting date.

CDA APPLICATION FORM (page 2 of 3)

MINIMUM SUBMISSION REQUIREMENTS: Please note that all of the following materials must be delivered to the Department of Planning & Zoning **14 days** prior to the BAR meeting or your application will be postponed until the following month's agenda. Include **twelve (12) copies** of the following information. Use the checklist below to ensure the application is complete. (Use N/A if item is not applicable to your project).

✓ Application. 12 copies of this application form, filled out in its entirety.

✓ Fee. All applicable fees must be paid to the Town before your agenda item is scheduled.

✓ Architectural Drawings – **12 full size copies and one 11"x17" copy. FOLDED:**

- ___ Dimensioned outline of the building
- ___ Dimensioned elevation of new construction and adjacent existing elevations
- ___ Site Plan(s) with scale 1/8" = 1' (for new construction and additions)
- ___ Site Section(s) with scale 1/8" = 1' (when requested by BAR)

✓ Photographs – For new construction/alterations provide at least 3 views of area, for signs provide one view

✓ Specifications of Exterior Materials - **Please complete the attached Architectural Materials Checklist.** Specifications to include, but not be limited to: Roofing, siding, windows & doors, trim work, color scheme, chimneys, shutters, utilities and mechanical equipment locations and specifications, exterior lighting, fencing, walls, and paving. (Include **color copies** of manufacturer's specification sheets)

N/A Signs - Detailed scaled drawing showing style and size of letters, color, sample and type of material, and proposed location on the building elevation, with a photograph of elevation under review (if existing building). **Color copies of the sign face must be provided.**

N/A Demolition – See Demolition section of *Purcellville Design Guidelines* for requirements.

NOTE: All materials submitted will become the property of the Town of Purcellville.

OFFICE USE ONLY – Date of Application: _____ **CDA#:** _____ **Fee:** _____ **Paid:** _____

BAR Action: ☐ Approval ☐ Conditional Approval ☐ Denial **Date:** _____

BAR Comments/Conditions: _____

Application Approved: _____ **Date:** _____

Zoning Administrator

If Appealed, Town Council Action: ☐ Approved ☐ Denied **Date:** _____

Town Council Conditions: _____

THIS CERTIFICATE EXPIRES ONE YEAR FROM THE APPROVAL DATE IF THE AUTHORIZED ACTIVITY HAS NOT BEEN COMMENCED AND DILIGENTLY PURSUED. NO DEVIATIONS FROM THE APPROVED PLANS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE BAR.

FOR MINOR PROJECTS ONLY

Minor Project Exemption Approved: _____ **Date:** _____

Zoning Administrator

THIS EXEMPTION EXPIRES ONE YEAR FROM THE APPROVAL DATE IF THE AUTHORIZED ACTIVITY HAS NOT BEEN COMMENCED AND DILIGENTLY PURSUED. ISSUANCE OF A MINOR PROJECT EXCLUSION SHALL NOT RELIEVE THE APPLICANT, CONTRACTOR, TENANT OR PROPERTY OWNER FROM OBTAINING ANY OTHER REQUIRED PERMIT

Architectural Materials Checklist:

This checklist is intended to assist you in preparing your application to the Board of Architectural Review. This is not intended to replace your application or any other requirements of the Design Guidelines and Standards.

Foundation:

Material (example- Brick, Stone, Concrete, etc) CMU foundation walls, concrete foundations, Concrete slab on grade, brick at visible exterior (see below)

Color: N/A

Roofing:

Material: (example- standing seam metal, shingles, shakes, etc) 3 tab shingles, pre-finished standing seam metal roof @ entries and clubhouse.

Color: (example- copper, prefinished, painted, etc) Shingles - Certainteed Weathered wood Charcoal Gray, pre-finished standing seam metal roof

Exterior Wall Surfaces:

Material(s): (example - brick, stucco, hardiplank siding, board and batten, etc)

Brick, vinyl board and batten siding, fiber cement panel siding

Color(s): Lawrenceville Brick - Burnt Chimney 4413

Heritage Cream - Certainteed Board and Batten; James Hardie (fiber cement) Arctic White

Windows and Doors:

Window/Door Type: (example: Aluminum storefront, Double Hung, Casement, etc)

Single hung windows, insulated doors (french outswing w/ fixed leaf @ balconies)

Window/Door Material: (example: Wood, aluminum clad, vinyl clad, etc)

Steel @ entry doors, H.M. @ Mechanical closets, vinyl all others

Muntins (example: true divided, simulated divided, etc)

See elevations for configuration of grilles between glass muntins.

Other Materials: (to include but not be limited to Shutters, trim, porches, chimneys, etc)

Material(s): Cellular PVC trim, vinyl railings w/ aluminum reinforcement at balconies, treated wood joist/tongue and groove boards @ balconies

Color(s): White trim / railings; Boards to be left natural.

For alterations and renovations, if any changes are proposed to an existing structure's materials and/or color scheme please outline them below (attach a separate sheet if needed):

The apartment community is to be new construction, consisting of five (5) three-story and two (2) three-story plus basement traditionally styled walk-up apartment buildings plus a one-story clubhouse. The three-story plus basement buildings are split-entry due to the topography; one will enter at the lowest level on one side, and at the second level on the opposite side.

The inspiration for the design is taken from the existing traditional structures in downtown Purcellville, as well as the Train Station and recently completed Emergency Services Building. The exterior finishes shall consist of brick masonry with soldier coursing at window heads and transitions to siding materials above; vertical commercial-grade vinyl siding, Kynar-finished standing seam metal roofing at the ground floor entrances and outset stair towers. Supplemental areas of white fiber cement board paneling provide a frieze beneath the deep roof overhang in certain areas, add detail to roof gable ends, and articulate a separation between building sections. Eave, soffit, balcony ceiling and balcony edging will be white cellular PVC. White painted wood eave braces trim each stair well tower at the eave line; the roofing will be textured fiberglass shingles. The basis of the vertical siding design is CertainTeed's board and batten product, in 8" wide panels consisting of a 6 1/2" board and a 1 1/2" batten. Balcony railings will be black anodized aluminum in a traditional vertical balustrade design.

Typical dwelling unit windows will be one or a pair of single-hung 3'-0" wide, 5'-0" tall insulated glass units in a white finish with divided upper sash lights. Balcony French doors will match the windows. Typical clubhouse windows will be a pair of 3'-0" wide, 6'-0" tall insulated glass units fixed units with divided upper sash lights, also white.

All windows and vertical siding shall be trimmed with white 4" wide (nominal) cellular PVC. Areas of fiber cement are to be trimmed with white 2" wide (nominal) cellular PVC battens and 4" wide (nominal) cellular PVC at the transitions to other adjacent materials.

This will be a Green Community, incorporating the following features:

- It will be designed to receive Earthcraft's Multi-Family Certification.
- It will be designed to be 25% more energy efficient than the International Energy Conservation Code.
- It will include High efficiency 15 SEER heat pumps.
- It will include WaterSense labeled (low-flow) faucets and showerheads.
- It will include multiple Energy Star rated components enhancing the energy efficiency, including:
 - Windows
 - Hot Water Heaters
 - Refrigerators
 - Dishwashers
 - Microwaves
 - Washers & Dryers



Aerial View of Site
Approximate Site Boundaries Shown

S.L. NUSBAUM Realty Co.
Since 1906

HIRST ROAD
PURCELLVILLE, VIRGINIA
NOVEMBER 1, 2012

**Cox, Kiewit &
Company, P.C.**

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2533 VIRGINIA BEACH BOULEVARD
VIRGINIA BEACH, VIRGINIA • 23452-7655
Voice: 757-431-0033 • Fax: 757-465-0080
www.coxkiewit.com • info@coxkiewit.com



View of Site
As seen from Harry Byrd Hwy.



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Since 1906.

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PURCELLVILLE, VIRGINIA

NOVEMBER 1, 2012

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2533 VIRGINIA BEACH BOULEVARD
VIRGINIA BEACH, VIRGINIA • 23452-7635
Voice: 757-431-0033 • Fax: 757-462-0080
www.coxkiewit.com • vkmaier@coxkiewit.com